



## **Request for City Council Committee Action from the Department of Community Planning & Economic Development**

**Date:** June 6, 2013

**To:** Council Member Gary Schiff, Chair of Zoning and Planning Committee

**Referral to:** Zoning and Planning Committee

**Subject:** Referral from the May 6, 2013 City Planning Commission Meeting

**Recommendation:** See report from the City Planning Commission

**Prepared by:** Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

**Approved by:** Jason Wittenberg, Manager, CPED – Land Use, Design and Preservation

**Presenter in Committee:**

7. 628 University, BZZ-5996, 628 University Ave SE, Janelle Widmeier, Sr Planner, 612-673-3156

### **Community Impact (use any categories that apply)**

Other: See staff report(s) from the City Planning Commission

### **Background/Supporting Information Attached**

The attached report summarizes the actions taken at the City Planning Commission meeting held on May 6, 2013. The findings and recommendations are respectfully submitted for the consideration of your Committee.

### **REPORT of the CITY PLANNING COMMISSION of the City of Minneapolis**

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The Minneapolis City Planning Commission, at its meeting on May 6, 2013 took action to **submit the attached comment** on the following:

#### **7. 628 University (BZZ-5996, Ward: 3), 628 University Ave SE (Janelle Widmeier).**

**A. Rezoning:** Application by ESG Architects, on behalf of Hupp Holdings LLC, for a petition to rezone from R5 Multiple-family District to R6 Multiple-family District for the property located at 628 University Ave SE.

**Action:** Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the petition to rezone the property of 628 University Ave SE from the R5 district to the R6 district, based on the following findings:

1. The rezoning is consistent with the comprehensive plan due to the site's proximity to a community corridor, a growth center and multiple transit options.
2. The market is trending toward smaller, affordable units, which is not recognized by the zoning code.
3. The proposed density is appropriate for the context of the neighborhood.

4. The proposed building could be constructed in the R5 district if minimum lot area requirements did not apply.

**Aye:** Cohen, Gagnon, Huynh and Kronzer

**Nay:** Wielinski

**Absent:** Luepke-Pier and Schiff